

CITY OF NEWARK
DELAWARE

THE COMPREHENSIVE PLAN

NEWARK ADJACENT AREAS LAND USE PLAN II

AND

AN UPDATE OF
NEWARK COMPREHENSIVE DEVELOPMENT PLAN II

May, 2003

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This report was prepared by:

Roy H. Lopata, Planning Director

With the assistance of:

Michael Fortner, Planner
Deborah Petitt-Mimikos, Planning Secretary

ADOPTED BY NEWARK CITY COUNCIL ON MAY 12, 2003

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I. Introduction

Purpose and Plan Design

This document contains the revised Comprehensive Plan for the City of Newark. The revised Comprehensive Plan consists of a fully updated Adjacent Areas Land Use Plan, adopted by the City of Newark Council on March 12, 1979, and an updated where appropriate Comprehensive Development Plan II, adopted by the City of Newark Council on June 22, 1987. As before, the revised Adjacent Areas Land Use Plan provides information to guide the consideration of future annexations to the City, and the updated Comprehensive Development Plan II provides information to guide the consideration of development projects within the City.

Based on the general information in this Comprehensive Plan, the Planning Department's reports to the Commission and City Council on all major development proposals will continue to include a detailed examination of each project's fiscal impact on our City, careful reviews of site conditions, analysis of the applicant's engineer's reports -- especially as they relate to existing site conditions, stormwater management, environmental protection, erosion and sediment control, traffic impact, site design, zoning requirements and, where applicable, architectural and historic building review. Because Newark is a full-service City, depending upon the nature and scope of the development, project review also will continue to include an analysis of water availability, sanitary sewer capacity, ease of trash collection and site design for snow removal. Other City services, parks and recreation and police services, for example, may also be evaluated.

For areas outside the City, this updated Plan suggests land uses that are consistent with existing development patterns or projected future needs appropriate for the physical conditions in those areas. Potential services availability is also discussed in general for areas outside the City.

The Plan in addition, by reference, incorporates into the City's comprehensive planning process, a series of detailed topical and area plans previously prepared by the City, or prepared by the City in conjunction with State and regional planning agencies. Beyond that, where still applicable and appropriate, Comprehensive Development Plan II will continue to provide

background and descriptive information regarding Newark's history, physical setting, existing land use patterns, community character and, most important, previously proposed land use recommendations in existing Newark communities and neighborhoods, except as otherwise modified by subsequent planning documents or as modified in this Plan. In other words, in addition to readopting the supporting materials in Comprehensive Development Plan II, this Plan contains updates to the land use guidelines in the Plan where appropriate. That is, this Plan combines in one easy-to-use format revisions of two of the City's key comprehensive planning efforts -- the Newark Adjacent Areas Land Use Plan and Comprehensive Development Plan II. Because most of the vacant and developable land lies adjacent or proximate to the City, however, this Plan focuses most specifically on lands outside the City. Other City adopted plans -- incorporated by reference here -- have served and continue to serve as Newark's land use and capital improvement program guides for development or redevelopment within City boundaries, along with the land use recommendations in Comprehensive Development Plan II, as further modified in this Plan.

Note that the preparation of the updated land use plan portion of this document for lands adjacent or proximate to the City does not imply Newark's intention to pursue annexation of these areas. Delineation of specific land use planning areas, on the other hand, does not prohibit or in any way limit Newark from proceeding with annexation of areas not covered in this document, should requests for annexation of such areas be brought to the City. In those cases, of course, the Adjacent Areas Land Use Plan will need to be revised to include the land area not shown in this document. Further, the indications of the City services capability expressed for different areas in the Adjacent Areas Land Use Plan do not constitute any commitment by the City to serve these areas. Rather, this Plan provides information that can be used to guide Newark's land use decision-making, if and when annexation requests come to the City from interested property owners. That is, the City will continue to be limited by its Home Rule Charter to annexation when requested by the landowners involved. Annexations will also, of course, be reviewed in compliance with all applicable State laws.

Similarly, the portions of this Plan that readopt and update Comprehensive Development Plan II will continue to guide the City as it faces the often difficult and complex decisions regarding in-City development or redevelopment. As stated in Plan II, the intent of this comprehensive planning effort is to guide, "the community's anticipated land use within the overall framework of the local physical, social and economic environment."

The Adjacent Area's update portion of this Plan is based on the delineation of 13 sites, called "Planning Areas," which are contiguous or proximate to current City limits. Figure A shows the 13 Planning Areas in relationship to the existing Newark boundaries. Each Planning

Area is represented by a map (Figures 1-13) and an accompanying chart. The map for each Planning Area will include the following:

- Planning Area Boundaries.
- Prominent Land Uses Within the Planning Area.
- Prominent Land Uses within the Newark City Limits Contiguous to the Planning Area.
- Important Site Features.

The companion table for each Planning Area (Tables One - Thirteen) will include the following information:

- Recommended Land Use(s).
- Location Description.
- Other Existing Land Use(s).
- Land Use(s) Proposed for the Area in the Previous Adjacent Areas Land Use Plan.
- Generalized Current County Zoning
- Special Conditions Affecting Development -- including City services availability.
- Rationale for Recommended Uses.

This Plan also includes a detailed listing of revisions to the land use guidelines in Comprehensive Development Plan II, with accompanying maps. As with the Adjacent Areas Land Use Plan, Comprehensive Development Plan II divides the City into a series of planning areas -- in this case, labeled Planning Areas "A" through "K," with companion information and recommended land use Planning Area tables. Where appropriate, in this Plan specific revisions to the land use guidelines for particular locations within Planning Areas are shown. If no change is indicated here, the intent from a land use perspective is to refer to the guidelines in Plan II or, if relevant, to other City adopted comprehensive planning documents including, for example, the Downtown Economic Enhancements Strategy.

In addition, this Plan includes a summary of conditions affecting development that begins with an updated description of Newark's community character, a current profile of the Newark economy and then continues with general -- that is, non-site specific -- discussions on water supply and sewer service, electrical service, public works, public safety, parks, recreation and open space, transportation, soils, housing, population trends, current land use patterns, housing, the University of Delaware and other issues.

As noted above, the Plan also contains brief summaries of the other previously completed City, and/or City, Regional and State planning documents that will be incorporated by reference into this updated Plan. These plans provide guidance to the City in the following key areas:

- Historic Buildings and Sites.
- Water Supply.
- Transportation.
- Downtown Economic Development and Redevelopment.
- White Clay and Christina Creek Floodplain Protection and Management.

In summary, this is a general Plan that aims to suggest the broad outlines of overall land use patterns while providing a basis for the Planning Commission and City Council to judge the appropriateness of future development proposals. It cannot be more strongly reemphasized that this Plan is meant to guide rather than to prescribe or prohibit future development proposals.

Review Process and Public Participation

The Planning Department began preparing this updated and revised comprehensive plan in August, 2002. Drafts were circulated to City management and operating departments in September, 2002. Copies were also sent to the Office of State Planning Coordination. As required under City and State law, properly noticed and advertised workshop and regular scheduled public meetings to review the Plan were held in the City Municipal Building as listed below. Notices of all these meeting were sent to the Office of State Planning and the New Castle County Department of Land Use. Minutes from these Planning Commission Workshop, Commission regularly scheduled meetings, and from City Council meetings are on file in the City Planning Department offices, the Planning Department Library, and the City Secretary's Office. These meetings were held as listed below:

<u>Meeting/Advertisement</u>	<u>Date</u>
Planning Commission Workshop Advertised	October 8, 2002
Planning Commission Workshop	October 22, 2002
Planning Commission Meeting Advertised	November 19, 2002
Planning Commission Public Hearing	December 3, 2002
Planning Commission Meeting Advertised	January 21, 2003

Planning Commission Public Hearing

February 4, 2003

City Council Meeting Advertised

April 18, 2003

May 2, 2003

City Council Public Hearing/Approval

May 12, 2003

Intergovernmental Cooperation

As specified in State law, City regulations, and Planning Department administrative practice, State, County and regional planning agencies will continue to receive appropriate notice of the City's consideration of development projects with regional land use implications or that may impinge on State or other agency service delivery requirements. For example, the Planning Department notifies the local school district regarding residential major subdivisions for the district's comments and suggestions and to assist in long-term public school planning. Similarly, the Department forwards major subdivision plans to the Delaware Department of Transportation (DelDOT) for review and comment to insure that the traffic and transportation impacts of developments are evaluated under DelDOT requirements. As a result, DelDOT infrastructure improvement recommendations are routinely added to City development agreements. The City also notifies the State concerning the City Planning Commission review of the annual and five year Capital Improvements Program. Beyond that, and where appropriate, the Planning Department also solicits development review comments from WILMAPCO -- our region's transportation planning agency; DART -- regarding public transit; the Water Resources Agency - - regarding water service system planning; New Castle County -- regarding all annexation proposals; and Cecil County, Maryland -- regarding projects that might impact our neighboring jurisdiction west of the Mason-Dixon line. Other state agencies are notified regarding City annexation and major development projects through the State Office of Planning Coordination or, at times, directly from the City to the agency involved.

Implementation

As noted above, this Plan will serve to guide the City as it continues to review development or redevelopment decisions either within City limits or through the annexation process. The physical and operation plans described in this text are and will be implemented as shown and as appropriate. For example, the detailed action plan outlined in our Downtown Newark Economic Enhancements Strategy has provided the basis for the Planning Department's assumption of the management of downtown off-street parking and the creation and operation of the Downtown Newark Partnership. In the same way, the Newark Water Supply Plan is the key planning document that led to the now under construction Newark reservoir. Beyond that, in the few areas where necessary and appropriate, following the Plan's adoption, the Planning Department will initiate the rezoning process to insure that Newark's zoning map corresponds to its land use plan.

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II. Summary of Conditions Affecting Annexations and Development

Updated Community Character

Chapter Two of Comprehensive Development Plan II contains a very detailed summary of Newark's history, a description of the Newark area physical and geographical setting, the land use pattern at the time that Plan was adopted, a description of past and projected population trends, and demographic and related information. That information by and large continues to be relevant today. Some of that data, however, where necessary is refined and updated below.

In light of the considerable extent of annexation that has occurred since 1987 (the City land area has increased over 13 per cent since then), and as planned for in the City's Adjacent Areas Land Use Plan, the land use patterns of areas previously outside the City have changed significantly. To illustrate, a description of the general character of the areas added to the Newark is provided below:

Approximate Location

Land Use Pattern

Elkton Road/North East Corridor
RR Right of Way

Light Industrial
Commercial (auto oriented)
Offices
Multi-family Residential
Parkland

North of Nottingham Road
("Hidden Valley")

Single Family Residential (low
density)
Parkland

New London Road

Single Family Residential (low
density)

Paper Mill/Old Paper Mill Roads
Possum Park Road

Single Family Residential (low
density)
Parkland

Yorkshire/Diamond State Ind. Park

Single Family Residential (low
density)
Light Industrial

Updated Newark Economic Profile

Chapter Two of Comprehensive Development Plan II contains a detailed "snapshot" of the Newark economy from the perspective of 1987. Plan II's economic profile included a lengthy series of economic development recommendations in the form of a commercial revitalization plan that, to a considerable extent, has since been implemented. The 1997 update of this Plan, in the form of the Downtown Newark Economic Enhancement Strategy, while focusing primarily on downtown economic development efforts also contains considerable information applicable to the Newark economy in general. One of the key recommendations from the Enhancement Strategy -- the establishment of the tri-partite Downtown Newark Partnership -- has since its formation brought together the business community, the City and the University to enhance the economic vitality of Newark's Main Street. Formation of the Partnership has underscored an important aspect of the City's land use policy -- that is, to continue to review annexation and related development requests on the City's fringes for possible negative impacts on development downtown. While not the exclusive home for all of our local restaurants, retailers and offices, Main Street remains Newark's commercial heart and soul that embodies to a considerable extent what makes Newark unique.

As recommended in the Economic Enhancement Strategy and reflecting Newark's commitment to downtown, the Downtown Newark Partnership's committees maintain on-going programs directed, in the main, at expanding economic opportunities for existing commercial operators and recruiting new targeted businesses. In this regard, therefore, the Downtown Newark Economic Enhancement Strategy continues as the City's comprehensive plan for central Newark and is adopted and incorporated by reference into this Plan.

In terms of the broader picture of our City's economy, Newark remains one of the state's principal economic, industrial and academic centers. The main campus of the University of Delaware is located within the City. The University is a leading scientific research institution with a special focus on chemical engineering and composite materials. Approximately 21,000 undergraduate and graduate students attend the University. Newark's largest manufacturer is the modern East Coast assembly plant for DaimlerChrysler that currently produces a line of sport utility vehicles, including the Dodge Durango. E.I. DuPont de Nemours and Company (agricultural research), Rodel (silicone wafer polishing compounds), Lear Corporation (automobile components), Honeywell (composite materials), Gore (GoreTex), AstroPower (energy cells), and other major international firms have large facilities in the City. MBNA Corporation, one of the nation's leading credit card banks, has located several of its major corporate campuses in the Newark area. Other nearby companies include Avon (cosmetics) and FMC (biopolymers).

While Newark's industrial sector remains vibrant, the Planning Department, in particular, works with area industrial park operators -- including the Delaware Technology Park, the recently created New Castle County Economic Development Council, the State and New Castle County Chambers of Commerce and the Delaware Development Office to bring new high quality low impact manufacturing firms to Newark. The City offers several tax and related benefits as incentives for high quality industrial growth.

Regarding transportation, the nation's major East Coast roadway -- I-95 -- passes through the southern portion of the City. In addition, Amtrak provides limited intercity passenger rail service at the City owned and historic Newark Railroad Station. The CSX and Norfolk Southern freight lines pass through the community and provide freight rail connections to all major points along the eastern seaboard.

Since the mid-1980's, to a considerable extent as a result of the implementation of previous planning and economic development initiatives recommended by the City staff, reviewed by the Planning Commission and adopted by Council, Newark has experienced a downtown development boom. The City has successfully revitalized its traditional Main Street with an exciting and vibrant mixture of adaptively reused historic and new buildings occupied with street level commercial businesses and apartments on upper floors. The City has specifically targeted pedestrian rather than auto oriented businesses to limit the traffic impact on Main Street and the demand for off-street parking. As described in detail in our Downtown Newark Economic Enhancements Strategy, we plan to continue these policies.

The residential components of recent approved downtown projects are as follows:

<u>Development</u>	<u>Number of Units</u>	<u>Date</u>
Pomeroy Station	15	2002
Continental Court	41	1999
University Courtyard	266	1999
Centre Square	14	1999
Main Street Court	51	1998
Main Street Plaza	20	1997
Astra Plaza	12	1997

In 2001, one of the City's most acclaimed historic landmarks, the Deer Park Restaurant was fully restored and reopened under new management. This U.S. Department of Interior National Registered property dates from 1851 and has been operated continuously at this location since that time. The restored Deer Park Restaurant, reviewed and approved through the City's strict historic preservation ordinance, has drawn large crowds since reopening in early October 2001. In addition to being one of the City's most notable landmarks and a popular local entertainment center, the Deer Park is a significant business anchor at the west end of Main

Street near the edge of the University campus. Major new commercial development now spans the entire length of Main Street with successful projects at every block beside traditional local businesses that have existed for generations.

At the opposite end of Main Street, the University Courtyard was recently opened in August, 2001. This attractive garden apartment complex on a 22 acre abandoned brownfield factory site is the City's first privately financed "dormitory" intended to provide high quality apartment amenities for University of Delaware students seeking off-campus housing near University facilities and a short walk from downtown. In addition, the City's first luxury hotel was completed with the opening in March, 2000 of the Embassy Suites on South College Avenue across that roadway from the University of Delaware's sports complex. Subsequently, in 2002, two new hotels -- a Courtyard by Marriott and a Homewood Suites -- were approved, significantly adding to the City's stock of high quality hostelrys. In 1999 and 2000 the Delaware Technology Park, one of the State's key economic development sites -- added two facilities totally 50,000 square feet. Finally, the City's last idle industrial site -- the old National Vulcanized Fibre plant on White Clay Creek -- has been successfully redeveloped with waterfront dining and shops, 40 apartments, and 107,000 square feet of commercial office space occupied by the Computer Sciences Corporation. The original mill at this location was constructed in the early eighteenth century and the current structure, built in 1853, operated as a woolen mill and later produced vulcanized fiber (a composite material) to the early 1990's. Many of the historic structures on the site have been preserved and renovated. The City's creative and flexible approach to planning and zoning that made the project possible were highlighted in the November 11, 2000 edition of the Sunday New York Times.

The local Newark economy is very resilient to a considerable extent because of the presence of the University of Delaware, with the eighth largest per capita endowment of any public university in the United States. The University is the City's largest employer. Beyond that, however, as this economic profile illustrates, the diversity and size of the other businesses and industries in Newark and its environs helps ensure relatively smooth and stable local economic growth.

New development and redevelopment continues to be the major focus of the Planning Department, Planning Commission, and City Council. As noted above, the City has approved many new retail, commercial and residential units downtown and at other locations. Most of these projects include space for restaurants, pharmacies, banks and other retailers at the street level with apartments above. Other large residential projects have been approved by the City primarily through annexation.

The health of the City's economy is underscored by its recently upgraded bond ratings. Fitch rated City of Newark bonds at "AaIII" and Moody's rated the City bonds at "AA." These are extremely good ratings for a city Newark's size and illustrate the strength and depth of the local economy and our municipal government's emphasis on conservative fiscal management.

Water and Sewerage System

Information pertaining to water supply and sewerage services derives from the City's Water and Waste Water Department. Regarding water, the City's adjacent area and comprehensive plan for this service is based on the detailed 1999 Newark Water Supply Plan. This planning document, officially adopted by the Newark City Council on February 22, 1999, and incorporated by reference in this Plan, emphasizes in its mission statement that:

"The City of Newark is committed to delivering a high quality water supply which has a minimum susceptibility to contamination now and in the future. The supply needs to be reliable during wide variations in climatic conditions, flexible to adapt to changing demands, and exceed the projected demands to provide for emergency conditions."

To correspond to this mission, City of Newark residents, at the request of City Council, in 1999 and 2000 overwhelmingly approved referenda authorizing the City's issuance of bonds to fund the construction of a 318 million gallon reservoir and a south wellfield iron removal plant. Both facilities are currently under construction and, by 2004 at the latest, will be completed and will expand and upgrade Newark's water supply.

In addition to providing for the expansion of Newark's water supply, the Newark Water Supply Plan also recommended various demand side management tools. These, primarily through rate adjustments, have since been put in place.

The intent of the Water Supply Plan was to ensure adequate water availability at a minimum through the year 2020. The Water Department, however, anticipates, that based on current projections, the City more than likely will have an excess of water available through that date. In any case, regarding annexations, each project will continue to be reviewed to ensure that adequate water service is available if such service is to be provided by the City. In certain instances, depending upon the location and potential cost to extend City water mains, water may be provided by private companies in the region.

Finally, regarding long-term water supply planning, the City pioneered in the adoption of regulations intended to protect Newark's water supply aquifers and wellhead resources. Newark was the first jurisdiction in the State to adopt comprehensive water resources protection regulations. These requirements, developed with the assistance of the Water Resources Agency, limit or forbid development that might negatively impact the City's wells and aquifers.

In terms of sewer service planning, where necessary, the tables for each Planning Area include appropriate comments regarding service availability or related special requirements.

Regarding more specific water and sewerage system capacity evaluation, the Water and Waste Water Department develops detailed recommendations for system expansion and capital maintenance projects through the City's annual Capital Improvements Program. To assist in this evaluation, the Department maintains detailed maps and related records showing all existing water and sewer mains, pump stations, fire hydrants and related equipment. The Capital Program represents Newark's annual and five year plan for municipal infrastructure improvements. By City Charter the Planning Director and Planning Commission must review the plan prior to Council's approval so that the Program recommendations can be evaluated in terms of the City's short range (five year) land use and development projections.

Concerning individual projects, the Water and Waste Water Department is responsible for insuring that any development proposal, including annexed lands, must be adequately served with water and sewer. Each project is reviewed by the Department prior to its consideration by the Planning Commission and City Council through the Planning Department coordinated City departmental review process. Required capacity improvements are specified through this process and delineated in the City development agreements. In other words, the City's standard practice is to require that developers pay for or install any needed water or sewer capacity improvements for specific development projects.

Electricity

In terms of electricity, where necessary the tables for each Planning Area include appropriate comments regarding service availability or related special requirements. Based on Delaware Court decisions, however, the City will continue to discourage annexation of relatively large developed tracts because of the significant costs to the landowners to disconnect from the private electric service and reconnect to the City of Newark. This means that while our Planning Area maps may show County subdivisions, these are included for reference purposes and do not reflect any intent to annex those locations. Beyond that, and perhaps most importantly, the recent fluctuations in wholesale electric rates and their direct impact on City revenue, means that the cost and availability of power will be carefully weighed on a case-by-case basis as the City reviews annexation requests and within City development requests.

The Electric Department, of course, also participates in the annual development of City's Capital Improvements Program. Once again, as with water and sewer service, the Department recommends specific system-wide capacity and capital maintenance projects for consideration by the Planning Commission and ultimate Council approval. To accomplish this task, the Department maintains a sophisticated GIS computer based system that records all transmission lines, transformers, substations, poles, street lights and aerial facilities. Project specific infrastructure recommendations are made through the Planning Department coordinated development review process and where necessary incorporated into the City's development agreements.

Public Works

Regarding stormwater system capacity evaluation, the Public Works Department also develops detailed recommendations for system expansion and capital maintenance projects through the City's annual Capital Improvements Program. Utilizing the Capital Program departmental review system described above, the Planning Director and Planning Commission must review the proposed projects prior to Council's approval to evaluate Program recommendations in light of the City's short range land use and development projections. Public Works, like the Water and Waste Water and Electric Departments, maintains detailed records showing all storm drainage and stormwater management facilities.

Also regarding the City's stormwater and drainage system, the Public Works Department is responsible for Newark's participation in the Federal Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES). The City has been designated a Phase II city under this program. As a result, the City has submitted an NPDES application to the Delaware Department of Natural Resources and Environmental Control (DNREC) for review and approval. The City intends to improve stormwater quality based on its submitted and to-be-approved plan, addressing the six required EPA plan components. Once the requirements for Total Maximum Daily Loads (TMDLs) are finalized by DNREC, these requirements will be incorporated into the City's stormwater management quality program, as mandated by DNREC.

Concerning related Public Works environmental protection activities, the Department has an on-going program for the remediation of the three brownfield sites remaining in the City. These locations were former landfills. Under the City's program, the University landfill, located west of the South Chapel Street Extended, is now in the process of testing and maintaining appropriate containment. Funds for the future remedial action at the Cleveland Heights and Porter Chevrolet landfills, just north of Cleveland Avenue, have been included in the City's current five year Capital Improvements Program.

In addition regarding specific development projects, the Public Works Department continues to be responsible for reviewing all development plans for compliance with City and State stormwater management, drainage, erosion, and sediment control requirements. The Department is also responsible for providing residential trash collection services. Regarding the latter service, development proposals are evaluated on a case-by-case basis for their impact on trash collection service, including design layout for access to dumpsters (if applicable), as well as the need for additional equipment and manpower depending upon the size and scale of the project. Once again, project specific infrastructure recommendations are made through the Planning Department's coordinated development review process and where necessary incorporated into the City's development agreements.

In light of the City's policy regarding the municipal responsibility for long term maintenance of stormwater management retention and/or detention basins in single family developments, the Department will continue to closely scrutinize these aspects of development proposals to insure that proposed site plans include adequate access for City maintenance and repair and, perhaps most importantly, maintenance free or low maintenance design.

Public Safety

The City of Newark Police Department is the primary agency responsible for the police services aspect of local public safety. The Aetna Fire Company continues to provide fire and ambulance service in the greater Newark community. The City development review process will continue to include Police Department evaluations of all proposals as they relate to impact on public safety.

The City Fire Marshal, through the Building Department, will continue to evaluate development proposals in terms of fire safety.

Parks, Recreation and Open Space

The City's Zoning Code and Subdivision Development Regulations provisions for active and passive recreation area land dedication have helped the Parks and Recreation Department meet the objective of providing recreational lands for new residential developments. Based on these regulations, each development is evaluated by the Parks Department for adequate provision of active and passive recreational space. Depending on the size and scope of the project, the Department may recommend that the City's "cash in lieu of land," Code provision be utilized. This alternative open space requirement means that in some cases a developer pays an impact fee when their sites do not contain lands appropriate for active recreational facilities. Based on either approach, the City has been able to insure that parkland keeps pace with development.

The City's long-term policy of requesting stream valley land dedications (where applicable) to accompany development projects also has added significantly to the City's stock of passive recreation acreage along the White Clay and Christina Creeks. Most significantly, in 1990, Newark residents overwhelmingly approved a request from the City Council to issue bonds for the purchase of lands for active and passive open space. As a result, the City eventually purchased 77.56 acres of open space (a considerable portion of which was under the threat of development) at a total cost of \$3,193,012. These land acquisitions added to the City's inventory of active and passive open space acreage (see Chart Four and the accompanying map showing the City's current open space inventory). Beyond that, and more specifically regarding certain privately held portions of the Christina Creek stream valley, the City will continue to pursue land dedication to the City of these areas in an effort to add to Newark's open space floodplain landholdings.

In addition, regarding stream valley preservation and protection, the City will continue to rely on the 1993 Delaware Department of Natural Resources and Environmental Control and United States Department of Agriculture's Soil Conservation Service's Upper Christina River: Floodplain Management Study and the National Parks Service's 2000 White Clay Creek and its Tributaries: Watershed Management Plan for guidance and technical assistance if and when development projects are proposed near or proximate to these creeks. These documents are, therefore, incorporated by reference into this Plan.

Finally, concerning stream valley protection, the Planning Department coordinates the City's participation in the Federal Emergency Management Agency's National Flood Insurance Program "Community Rating System." As a result, because of Newark's stringent floodplain, erosion and sediment control and stormwater management regulations, the City has the highest "Community Rating System" rated program in the State.

Regarding recreational services, because of the continued decline in the availability of local school district and University of Delaware facilities for City indoor recreational programs, the City may be faced in the future with decisions regarding the availability of large indoor (gymnasium) space for youth and adult recreational activities.

Transportation

Except for limited local bus service provided by the City through UNICITY and the University of Delaware through UD Transit, regional bus service provided by DART First State on Routes 6, 16, 33, 34, 59 and 65, passenger commuter rail service provided by SEPTA, very limited passenger regional rail service provided by Amtrak, and the improved local on and off-road bicycle network, Newark's transportation system continues to be primarily based on our existing roadway network. As a result, there is an obvious and direct relationship between the adequacy of these roadways and Newark's future growth. As the City's Newark Resident Survey continues to indicate, traffic remains Newark's number one public concern. In other words, land development changes that might negatively impact the present or future levels of roadway service must receive close scrutiny from the Planning Department, City staff, the Planning Commission and City Council. In fact, the Planning Department continues to routinely advise potential land developers against applying for land use development changes if the proposed use is located on a heavily congested roadway and is a significant traffic generator. On the other hand, in certain circumstances involving uses that were otherwise appropriate for a location, the Department has recommended and the Planning Commission and City Council have approved relatively high traffic generating projects if the developer agrees, beforehand, to provide substantial off-site roadway improvements. In addition, all major development projects will continue to be reviewed by the Delaware Department of Transportation (DelDOT) prior to their consideration by the Council. We plan to continue these policies.

Because the major roadways in the City of Newark that carry the bulk of local and regional vehicular traffic are State highways, the City's ability to improve our roadway system is severely restricted. This also means the City's transportation planning is, by definition, encompassed within a regional and statewide effort. In that regard, the following Wilmington Area Transportation Council (WILMAPCO) and DelDOT planning documents that were developed in conjunction with the City are incorporated by reference into this Plan:

- Newark/Elkton Intermodal Transportation Plan -- Short Term Action plan (1996).
- Newark/Elkton Intermodal Transportation Plan -- Long Range Analysis (November, 1998).
- Newark Area Bicycle Interim Report (1996).
- Old Newark Traffic Calming Plan (2002).

These planning documents will be consulted insofar as they relate to proposed requests for annexation and development.

Soils

Information on soils and their potential limitation for development is based on data provided to the City through the United States Department of Agriculture's Natural Resources Conservation Service. Designation of 100 year floodplain areas is based on information provided by the Federal Emergency Management Agency. In general, the primary limitation of Newark area soils is wetness or poor drainage. As a result, our Subdivision and Development Regulations provide strict standards for stormwater management, sediment and erosion control, and wetlands protection, as part of their site plan submittal requirements. This Plan serves to highlight potential problem areas for particular attention if and when the City reviews development requests at locations with wet or floodplain soils.

Population Trends

Chart One, representing population projections for the City of Newark from the Delaware Population Consortium, shows the projected population figures for our community on an annual basis to the year 2010 and then in five year increments to 2030. In examining these numbers, it is important to understand that the projections include students living on the University of Delaware campus as well as those living off-campus within City limits. With a current undergraduate full-time enrollment of almost 16,000 students (most of whom live in Newark), the University's impact on a City with a total population of 29,098 becomes overwhelming obvious. In any case, the Population Consortium's growth estimates illustrate that the City's relatively slow rate of growth in population noted in Comprehensive Development Plan II apparently will continue into the foreseeable future. To put this very slow growth rate into historic perspective, Chart One A shows past population figures for Newark decade by decade, beginning in 1860. Chart Two provides demographic information, including percentages of population by age, sex, racial composition, and information regarding Newark households.

In terms of this Plan's land use recommendations, they take into account the relatively slow rate of growth in population projected for the Newark community. More specifically, high density residential projects are, by and large, not recommended.

In reviewing these population estimates, however, it is important to underscore that they are, in fact, estimates based on assumptions regarding birth, death, and migration rates in and out of our community. The accuracy of these projections, therefore, depends upon the soundness of the assumptions used to develop them. This means that unexpected changes in the make up of the Newark community may significantly impact the projected population growth rate. For example, and perhaps most important, any significant increase in University of Delaware enrollment will mean that these population estimates will need to be revised.

Current Land Use Patterns

The Planning Department keeps a parcel by parcel count of the City's current and projected land use patterns based on acreage within the City's zoning categories. Within each category -- separated into the broad groupings of industrial, commercial and residential land uses -- the Planning Department notes the number of acres developed and undeveloped. In that way, we have an up-to-the-minute picture of the existing land development pattern in the community, as well as the potential for change in land use patterns based on undeveloped acreages within each zoning category. Chart Three shows the land development and zoning acreage patterns through July, 2002. Please also note, in this regard, that lands owned by the University -- which currently occupy 16.7 percent of the total acreage in the City -- are excluded from these calculations. Note, as well, that railroad right-of-way and Open Floodway District (the 100 year floodplain) zoned lands are not shown. In other words, the percentages provided in Chart Three are intended to show the land area ratio amongst the developable zoning districts. The Planning Department notes that the relationship of the general categories of industrial, commercial, and residential zoning indicates an appropriate allocation of land set aside for each use group. In this regard, experts in commercial development, for example, recommend that approximately 10% of the land area available for development in a community like Newark should be set aside for commercial use. Interestingly, the City's percentage of 9.51% corresponds quite well to this recommended land use guideline. Beyond that, as the City considers annexation and development, based on this Plan, we need to consider the relationship among these various zoning district categories.

Housing

Newark continues to provide an excellent mix of housing types ranging from market rate garden apartment rentals and townhomes to attractive semi-detached and detached large lot single family dwellings. As of 2002, the City's dwelling unit profile was as follows:

<u>Dwelling Type</u>	<u>Number of Units</u>
Apartments	2893
Single Family and Row, Rental	1170
Single Family and Row, Owner-Occupant	<u>5521</u>
Total Dwellings	9584

As this large number of apartment and single family and row house rentals indicates, the City continues to be confronted with the twin impacts of increasing full-time student enrollment at the University of Delaware as well as an aging non-student population. As a result, the City has developed and refined zoning and subdivision regulation tools intended to limit, insofar as possible, the negative consequences often associated with off campus student housing. By and large, however, in the outlying areas removed from the campus that fall under the purview of the Adjacent Areas Land Use Plan, the student housing impact is somewhat limited. On the other hand, in terms of an aging population, the City's relatively recent adoption of the "AC" (adult community) zoning category has helped provide increased flexibility for the provision of housing for older Newarkers throughout the City. Depending upon the circumstances and location, the City may continue to recommend use of the AC category to meet these needs, in areas adjacent to and within the City.

In terms of housing for Newark's low and moderate income residents, the City continues to participate in the United States Department of Housing and Urban Development Community Development Block Grant Program (CDBG). The Planning Department administers this program. A considerable large portion of the City's annual CDBG funding allocation (over 50%) -- approximately \$395,000 for July 1, 2003 -- is directed specifically to housing, housing rehabilitation and related housing programs for low and moderate income Newarkers. Programs of this type currently funded through the City's CDBG Program include the City's Senior Home Repair Program; the Newark Energy Watch Program; the Home Improvement Program -- which provides no and low interest loans to income eligible Newark owner occupants for residential rehabilitation; funds for rehabilitation at Homeward Bound -- Homewood Bound is the City's homeless shelter; and the United Housing Site Improvement project -- this is a transitional house that has been improved through this program. In addition, City allocated CDBG monies are used for the Newark Home Buyer Incentive Program to assist first time home buyers with the purchase of properties within specific target areas that meet low to moderate income housing specifications. The City also funds a Home Buyer Assistance Program that provides low interest loans of up to \$15,000 for potential owner occupants interested in home purchases within specific City target areas. Both of these programs are intended to help low and moderate income Newarkers purchase homes in the face of competition for this units resulting from the significant number of off-campus rentals. Finally, while a separate legal entity from the City, the Newark Housing Authority helps meet local housing needs of low and moderate income residents through its operation of 42 family units at Cleveland Heights, 36 units for the elderly at Independence Circle and 20 additional low income scattered site dwellings.

The City's Community Development/Revenue Sharing Advisory Committee -- consisting of citizen volunteers -- prepares an annual Community Development Housing Plan and funding recommendation for City Council's review as part of Newark's annual budgetary process. Insofar as it is applicable to areas to be developed, the annual community development and housing plan is incorporated by reference into this comprehensive plan.

Community Design

Following the issuance of the Newark Design Committee's Design Guidelines for downtown facades (described below), the City adopted detailed facade improvement design and review standards for new and renovated buildings. These requirements, intended to encourage the beautification of buildings and high quality business growth while at the same time fostering imagination, innovation and variety of architectural designs, were incorporated into Newark's Subdivision and Development Regulations.

In the meantime, the City's Subdivision and Development Regulations were also amended to include specific updated site design requirements for land use compatibility, conservation and protection of on-site natural resources and environmentally sensitive areas, steep slope protections, landscaping, privacy, and to prevent poor or inappropriate lot design. Landscaping requirements were also augmented through Zoning Code amendments that added street and parcel tree planting requirements to the more traditional landscape screening stipulations in the Zoning Code for commercial areas, multi-family developments and off-street parking lots. Significant changes to existing commercial developments now also require expanded landscape treatment. Street layout interconnectivity in residential subdivisions is also encouraged. For annexed areas the assistance of the County and State is needed to insure that these key roadway linkages are installed. Finally, sidewalks have long been required for all Newark residential subdivisions.

University of Delaware

The University of Delaware is Newark's constant. Despite the deep and surprisingly varied nature of the Newark economy (as described above) our community remains a "company town." As a result, any land use regulatory template applied at the State level must take into account Newark's symbiotic and complex relationship with our principal landowner. That is, the engine that drives, to a large extent, the economy and character of our community operates with its own engineer, on tracks it chooses, at a speed of its own devise. Over the recent past, thankfully, the University administration has been much more forthcoming in sharing its short and long range growth and development plans with City Council, City staff, and the public. This information is currently provided from time to time primarily by University representatives at City Council meetings. But, as a result of the University's State-granted exemption from local zoning control for University related construction and land use, this "sharing" of information, while appreciated and helpful in terms of the City's planning efforts, remains purely voluntary. This means that ultimately any significant change in University development plans or undergraduate and graduate enrollment -- changes over which the City has no control -- will severely impact the City's efforts to carefully manage its growth, limit traffic congestion, provide adequate municipal services, and protect the local and regional environment. If City/University disagreements regarding land use occur, State Planning Office assistance may be requested. Beyond that, however, any substantial alteration in the University's exemption from land use planning and zoning control will depend on State rather than City action.

In an effort to respond to the circumstances faced by Newark as a university community, over the recent past the City has approved a significant number of multi-family residential developments appropriate for off-campus student housing and has dramatically increased the number of rental units downtown -- as recommended in our Downtown Newark Economic Enhancement Strategy. At this point, presuming University enrollment does not significantly increase, there are no plans to dramatically expand housing targeted directly at the student population.

Other Issues

As the home for the University of Delaware, and the commercial hub of western New Castle County, the City continues to face problems associated with the abuse of alcohol and, as noted above, off-campus student housing. Regarding alcohol, the City Zoning Code continues to be refined in an effort to limit the land use component related to the potential negative impact of the abuse of alcoholic beverages. Moreover, the Mayor and City Council in 2001 appointed the Mayor's Alcohol Commission that, in turn, issued a detailed report with land use recommendations regarding the approval of facilities that provide alcoholic beverages for consumption on or off-premises. Projects that might contribute to the problems associated with the abuse of alcohol will continue to be closely scrutinized.

City of Newark
Chart One: Population Projections

<u>YEAR</u>	<u>POPULATION ESTIMATE</u>
2002	29098
2003	29354
2004	29620
2005	29895
2006	30051
2007	30210
2008	30376
2009	30554
2010	30738
2015	31066
2020	31119
2025	31612
2030	31971

Source: Delaware Population Consortium

City of Newark
Chart One A: Newark Population,
Past Trends

<u>YEAR</u>	<u>POPULATION</u>	<u>% CHANGE</u>
1860	787	--
1870	915	+16.3
1880	1148	+25.5
1890	1191	+ 3.7
1900	1213	+ 1.8
1910	1913	+57.7
1920	2183	+14.1
1930	3899	+78.6
1940	4502	+15.5
1950	6731	+49.5
1960	11404	+69.4
1970	20757	+82.0
1980	25247	+21.6
1990	26463	+ 4.8
2000	28547	+ 7.9

Source: Comprehensive Development Plan II and U.S. Census

City of Newark
Chart Two: Current Population and Demographics

Area and Population

Land Area (sq. miles)	9.27
Population	28,547
Population National Rank	1005
Population per Square Mile	3207.5

Population by Age (Percentage)

Under 5 years	3.0
5 to 17	9.5
18 to 24	43.6
25 to 44	19.8
45 to 64	14.9
65 to 74	4.6
74 to 84	3.4
85 Years and Older	1.1

Median Age (years)	22.6
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Population by Sex

Males per 100 Females	85.2
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Population by Race

White	24,919
Black or African American	1,714
American Indian and Alaska Native	45
Asian	1,161
Native Hawaiian and Other Pacific Islander	14
Hispanic	721
Other Race	245
Two or More Races	449

Households

Number of Households	8,989
Persons per Households	2.43
One-Person Households (%)	27.2
With One or More Persons Under 18 years (%)	22.3
With One or More Persons 65 Years or Over (%)	20.4
Number of Family Households	4,497
Percent with Own Children under 18 years	41.4
Number of Married Couples	3,640
Percent of Married Couple with own Children	39.8
Female Households	643
Percent Female Households with Own Children	51.2
Number of Non-family Households	4,492

Housing

Total Number of Units	9,294
Occupied Units	8,989
Percent Owner-occupied	54.5

Civilian Labor Force

Civilian Labor Force Total	14,429
Unemployment Total	399
Unemployment Rate	2.8

Income In 1999

Households	
Less than \$10,000	10.9%
\$10,000 to \$14,999	6.7%
\$15,000 to \$24,999	9.8%
\$25,000 to \$34,999	10.4%
\$35,000 to \$49,999	13.2%
\$50,000 to \$74,999	17.3%
\$75,000 to \$99,999	13.2%
\$100,000 to \$149,999	12.0%
\$150,000 to \$199,999	4.7%
\$200,000 or more	1.9%
Median household income (dollars)	\$48,758

Poverty Status In 1999 (Below poverty level)

Families	
Percent below poverty level	4.1%
With related children under 18 years	
Percent below poverty level	6.6%
With related children under 5 years	
Percent below poverty level	7.6%

Source: 2000 U. S. Census

City of Newark
Chart Three: Land Development and Zoning Acreage Patterns*

ZONING DISTRICT	UNDEV	DEVELOPED	TOTAL ACRES IN ZONE	TOTAL ACRES IN CATEGORY	TOTAL % OF GRAND TOTAL
MI (industrial)	480.52	451.2312	931.7512		22.77%
MOR (mfg/office research)	54.43	65.9813	120.4113		2.94%
ML (light industrial)	0	0	0		
				1052.16	
BC (general business)	40.3966	174.7962	215.1928		5.26%
BB (central business)	9.18	92.768	101.948		2.49%
BN (neighborhood shopping)	2.329	10.731	13.06		0.32%
BLR (office residential)	1.002	12.4405	13.4425		0.33%
BL (light business)	14.5714	31.044	45.6154		1.11%
				389.259	
RH (single-family)	127.237	125.776	253.013		6.18%
RT (single-family)	16.43	387.3186	403.7486		9.86%
RS (single-family)	67.659	1126.7592	1194.418		29.18%
RD (single-family)	24.104	326.3456	350.4496		8.56%
RM (multi-family)	5.741	328.326	334.067		8.16%
RR (row house)	21.433	35.7902	57.2232		1.40%
AC (adult community)	21.66	12.7466	34.4066		0.84%
RA (high rise)	0	24.1247	24.1247		0.59%
				2651.45	
TOTALS ACRES	886.693	3206.1791	4092.872	4092.87	

Updated: 7/23/02

*University land, City open space, railroad property, and other institutional acreage is not included.

City of Newark
Chart Four: Open Area Inventory

City Parkland	Use	Acres
Alden	Open Space	7.2
Apple Road and Barksdale Road	Open Space	0.6
Briar & Bent	Open Space	0.4
Alley, Douglas D.	Park (Active)	0.9
Christina Mills	Open Space	7.9
Coleman	Park (Passive)	5.7
Country Hills Pond	Open Space	2.3
Courtney Street	Open Space	1.6
Coverdale, William M.	Park (Passive)	16.8
Creek Bend	Open Space	6.1
Curtis Paper Mill	Open Space	7.0
Devon	Park (Active)	4.6
Dickey, Edna C.	Park (Active)	8.2
Elkton Road & Parkway	Open Space	9.6
Elan	Park (Active)	6.7
Fairfield	Park (Active)	7.0
Fairfield Crest	Park (Active)	3.7
Folk Memorial Park	Park (Active/Passive)	34.6
Handloff, Norma B.	Park (Active)	15.8
Hidden Valley	Park (Active/Passive)	6.5
Hill, LeRoy C., Jr.	Park (Active)	6.3
Iron Glen	Future Park	12.4
Karpinski	Park (Passive)	8.0
Keolig	Reservoir/Park (Passive)	113.0
Kells	Park (Active)	5.2
Kershaw	Park (Active)	3.8
Lewis	Park (Active)	4.2
Lumbrook (includes Parkview)	Park (Active)	5.9
McKees	Park (Active)	4.0
Nottingham Road to Downes School	Christina Valley Stream	23.5
Old Paper Mill Road	Future Park (Active/Passive)	12.3
Paper Mill Falls	White Clay Valley Stream	3.2
Park Place (next to apartments)	Open Space	1.4
Park Place East	Open Space	1.2
Phillips	Park (Active/Passive)	13.7
Rahway	Park (Active)	0.9
Rahway Lot	Open Space	0.2
Read, George	Park (Active)	2.8
Redd, William M., Jr.	Park (Passive)	69.0
Ridgewood Glen	Open Space	12.4
Rittenhouse	Park (Active/Passive)	45.9

Sandy Brae	Christina Valley Stream	17.4
Stafford	Park (Active/Passive)	1.8
Stamford	Open Space	0.2
Sue Lane	Open Space	0.1
Thomas, Olan R.	Park (Passive)	4.2
West Chestnut Hill to Welsh Tract Road	Christina Valley Stream	12.0
White Chapel	Park (Active)	14.4
White Clay Drive	White Clay Valley Stream	0.8
Wilson, George M.	Park/Center (Active)	4.8
	TOTAL	558.2

CHRISTINA SCHOOL DISTRICT

Downes	Active	12.09
West Park	Active	11.71
Newark High	Active	39.59
(including buildings)	TOTAL	63.39
	TOTAL OPEN SPACE	28.21

STREAM VALLEY (Privately Owned)

Christina Creek (Conservation Easement)	Passive/Valley Stream	29.8
Stream Valley (Privately Owned)		116.98
	TOTAL	146.78

UNIVERSITY OF DELAWARE

Acreage Within City		988
Undeveloped Green Space and Farmland	(Approximate)	420

NEWARK COUNTRY CLUB ACREAGE 119.62

TOTAL OPEN SPACE

City Parkland	558.2
School District	28.21
Stream Valley	146.78
Newark Country Club	119.62
University	<u>420</u>
TOTAL	1272.81

As percent of City
acreage (5,974.912 acres) 21.3%

CITY OF NEWARK
DELAWARE

THE COMPREHENSIVE PLAN

NEWARK ADJACENT AREAS LAND USE PLAN II
AND
AN UPDATE OF NEWARK COMPREHENSIVE DEVELOPMENT PLAN II

III. Summaries of Comprehensive Planning Documents

The documents described below were previously prepared by or on behalf of the City and are adopted by reference into Adjacent Areas Land Use Plan II: An Update of Newark Comprehensive Development Plan II. Where appropriate key recommendations from these documents are listed below. Recommendations not listed have either been implemented or supplanted by other City plans. In other words, unless otherwise indicated [in brackets], the key recommendations listed remain to be implemented -- in many instances implementation will depend on State rather than City action. As these plans are updated and approved by the City, they will be considered part of this comprehensive planning effort.

- Newark/Elkton Intermodal Transportation Plan: Short Term Action Plan (1996)

This plan, prepared on behalf of the City of Newark by WILMAPCO, in conjunction with the Delaware Department of Transportation, included a series of short term recommendations to improve transportation in the Newark and Elkton areas.

Key Recommendations:

- * Upgrade Unicity Bus Service
- * Provide Park and Ride at the Suburban Plaza Shopping Center
- * Provide Truck Route Signage and An Enforcement to Encourage Trucks to Travel Around Rather Than Through Newark
- * Improve Bikeway Path Facilities Along South College Avenue [Bike Committee review]
- * Improve Signage, Marking and Signalization to Accommodate Pedestrians and Cyclists [Bike Committee review]
- * Provide Bike Safety Programs [Bike Committee review and City Police]
- * Provide Better Bikeway Maintenance [Bike Committee review]

• Newark/Elkton Intermodal Transportation Plan: Long Range Analysis (1998)

As a companion to the Short Term Action Plan, WILMAPCO, again in conjunction with the Delaware Department of Transportation, prepared this transportation planning document. The Long Range Analysis included, among other things, land use and growth management strategies, travel demand management, bicycle-pedestrian circulation recommendations, public transit improvements, roadway operations and system managements upgrades, and recommendations regarding additional roadway connections in New Castle County outside the City.

Key Recommendations

Land Use Planning/Growth Management

- * Promote Transit-Friendly Development [Some higher density projects approved by the City]
- * Increase Preservation and Acquisition of Open Space [City purchase of reservoir site]
- * Develop Access Management Plans
- * Implement Traffic Calming Measures [see below]

Travel Demand Management

- * Expand Scope of TMA Activities
- * Increase TDM Efforts of Major Employees
- * Provide Public Vanpool Service

Bicycle Pedestrian Circulation

- * Develop Regional Greenway/Bike Route System [Bike Committee review]
- * Develop an Integrated Bike Route System in the Newark Area [see below]
- * Enhance Pedestrian Amenities in Downtown Areas [Transportation Enhancement applicant by City, based on Design Committee plan, submitted to State]
- * Increase Level of Education and Enforcement [Bike Committee review]

Public Transit Service

- * Establish Transit Centers in Downtown Newark and Elkton [Delaware Transit Corporation review]
- * Increase CBD Circulator Services in Newark and Elkton [Delaware Transit Corporation review]
- * Implement Elkton-Wilmington Express Bus Service
- * Evaluate Additional Service to and from Elkton
- * Implement Demand-Responsive Service along US 40 Corridor
- * Enhance Bus Stop Facilities [Delaware Transit Corporation review]

- * Implement "Bikes on Transit" Service
- * Improve Customer Orientation of Transit Services
- * Develop New Park-Ride Locations
- * Enhance Intermodal Connections at Newark Rail Station
- * Evaluate Potential Extension of Commuter Rail Service

Traffic Operations/Systems Management

- * Continue Parking Management Initiatives in Newark and Elkton
- * Designate a New Delaware Route 896 Truck Route
- * Study Alternatives for CSX Rail Freight Line
- * Evaluate Feasibility of ITS along US 40 and MD 213 Corridors

Increased Roadway Connections

- * Preserve Pomeroy Branch Corridor for Bicycle and Pedestrian Use Only facility [DelDOT review]
- * Evaluate Need to Widen Intersections [DelDOT review]

- Newark Area Bicycle Interim Report (1996)

This Delaware Department of Transportation and WILMAPCO plan for the City of Newark provides background information on bicycling and bicycling planning, detailed existing conditions, proposes preliminary recommendations for improving our bikeway infrastructure, and raises related issues regarding Newark's bikeway system. Some of the recommendations in this report have since been adopted. An update of this plan is currently being developed by the City's Bikeway Subcommittee. In the meantime, the 1.7 mile James F. Hall Off-Road Bike Trail is currently under construction. This facility, running alongside the northern boundary of the Amtrak Railroad right of way, links residential communities, the University, apartments, shipping areas, and the Delaware Technology Park with a hard surface and lit bike lane.

- Old Newark Traffic Calming Plan (2001)

Under the direction of WILMAPCO, in cooperation with the Delaware Department of Transportation and the City, this plan consists of responses to local concerns about excessive traffic volumes and vehicles operated at high speeds in the old Newark residential area in close proximity to the University campus. The plan includes a series of detailed recommendations intended to preserve and enhance the local quality of life by reducing excessive speeding in local residential streets, reducing non-local "cut through" traffic, enhancing the safety of pedestrians and bicyclists, and encouraging walking and bicycling as an alternative to driving. This plan should be consulted for further details.

- Downtown Newark Economic Enhancement Strategy (1997)

This study, prepared on behalf of the City by the economic development consulting firm of HyettPalma, Inc., provides a detailed market analysis and market opportunities for downtown Newark, analyzes downtown's economic growth potential for retail, office and housing space, and recommends specific strategies to meet the goals outlined in the study. For the downtown Newark area, the study includes specific land use recommendations intended to assist the City as it reviews development and redevelopment projects in the commercial center of the City. The study also includes a detailed retail trade area analysis to assist the City in understanding the nature and potential of its local economy. The Economic Enhancement Strategy is the City's principal economic development planning document that underscores the Newark community's commitment to downtown redevelopment as the key ingredient in Newark's commercial growth.

The Economic Enhancement Strategy recommends a downtown central Newark "Development Framework," within six development districts. These districts, briefly described below, are shown on the map reproduced from the Economic Enhancements Strategy on page 28 of this Plan. The development districts are summarized as follows:

District One-Downtown Core District

This is the very center of Newark's central business district that is intended as a area to be redeveloped with first floor specialty and traditional retail shops, with a balanced concentration of food and entertainment. Apartments and offices are proposed for upper floors. Any additional apartments, however, must be carefully and closely evaluated in terms of their impact on downtown traffic and parking; their compatibility with existing downtown buildings in terms of design, scale and intensity of development; the contribution of the overall project, including proposed apartments, to the quality of the downtown economic environment; and potential significant negative impacts on nearby established businesses and residential neighborhoods.

District Two-University

This area includes mostly University of Delaware owned lands with other properties that almost encircle the Downtown Core District. The area is intended for continued university related uses. The University should make the Downtown business community aware of student, faculty and staff commercial needs and opportunities through the Downtown Newark Partnership.

District Three-Mixed Use Redevelopment District

This area encompasses the northeast corner of the Downtown Development Framework, plus the old and now replaced "Delchapel" brownfield site. This is a prime location for mixed use redevelopment integrating convenience retail, services, offices and residential uses (both student and non-student housing). Any additional apartments, however, must be carefully and closely evaluated in terms of their impact on downtown traffic and parking; their compatibility with existing downtown buildings in terms of design, scale and intensity of development; the contribution of the overall project, including proposed apartments, to the quality of the downtown economic environment; and potential significant negative impacts on nearby established businesses and residential neighborhoods.

Districts Four and Five-Housing Rehab Districts

Housing rehabilitation and redevelopment should be concentrated in these downtown districts, located in the north central and southeastern portion of the Downtown Development Framework. Efforts to encourage family owner-occupant type projects should be emphasized.

District Six-Highway Commercial District

Convenience retail, offices and light services are appropriate for this area along Elkton Road. Attractive landscaping and design is particularly important for development and redevelopment along this key gateway to downtown Newark.

The Economic Enhancements Strategy should be consulted for further details concerning downtown development and redevelopment.

- Design Guidelines for Main Street (1997)

As part of its participation in the Delaware Main Street Program, the Newark Business Association's Design Committee -- the predecessor organization to the Downtown Newark Partnership's Design Committee -- developed specific guidelines to assist the City in resuming viewing facade improvements for buildings downtown. These Guidelines help the City preserve buildings, local history, and the setting of downtown Newark.

- Historic Buildings in Newark, Delaware (1983)

This report represents the results of a State Historic Preservation Office funded "Multiple Resource Nomination" to the National Register of Historic Properties. The City surveyed all pre-1945 buildings, sites and structures, (253 buildings eventually inventoried), leading to a nomination of 37 buildings to the National Register. The report includes detailed descriptions of each building nominated, along with photographs. The buildings on the National Register receive special protection and tax incentives through the City's Historic Preservation Program. If historic buildings or sites are located in areas annexed the City, they should be considered for inclusion in Newark's list of historic properties. Other properties within the City may also be considered for inclusion in this historic property listing.

Following the completion of the Historic Buildings in Newark, Delaware report and the resulting nominations to the National Register, then City adopted a detailed and comprehensive series of Building Code amendments that provided specific protections for Newark's historic properties, along with tax incentives for historic preservation. This Historic Preservation Ordinance now requires Planning Commission approval for any changes to historic buildings impacting more than 50 per cent of their exterior architectural facades and includes provisions

designed to prevent "demolition by neglect." Most important, because of the design and placement in the Municipal Code of the City's ordinance its provisions apply to the numerous University of Delaware National Register properties.

- Newark Water Supply (1999)

In July, 1998, City Council directed the staff to update the City's 1996 Newark Water Supply Plan. The update included an analysis of the City's South Wellfield Wells, new wells in the South Wellfield, an evaluation of an iron removal plant for the South Wellfield, options for Well 16, the usability of the North Wellfield, and, most importantly, the feasibility of a water storage facility. This Plan was specifically linked to population projections provided to the City from the Delaware Population Consortium.

Following the overwhelming approval of two public referenda by Newark residents, the City began construction of the Plan's proposed iron removal plant for the South Wellfield, as well as a 318 million gallon water storage facility north of Old Paper Mill Road.

- Upper Christina River Floodplain Management Study (1993)

On behalf of the City, the United States Department of Agriculture's Soil Conservation Service, provided a detailed report identifying and delineating flood hazard areas along the stream corridors of the upper Christina watershed at its tributaries within the State of Delaware. The report also evaluated the City's current stormwater and floodplain management programs and discussed options available to the City to minimize existing and future floodplain problems identified within the watershed. Several Subdivision and Development Regulations drainage code amendments were adopted based on this Study's recommendations.

- White Clay Creek and its Tributaries: Watershed Management Plan (2000)

This plan, prepared for the City and other communities in the White Clay watershed by the National Park Service, provides a strategy for managing the watershed and many of its outstanding resources. The plan is part of a study to evaluate the White Clay Creek for inclusion in the Federal government's National Wild and Scenic River System. Eventually, the Creek was approved for inclusion in this system.

CITY OF NEWARK
DELAWARE

THE COMPREHENSIVE PLAN

NEWARK ADJACENT AREAS LAND USE PLAN II
AND
AN UPDATE OF NEWARK COMPREHENSIVE DEVELOPMENT PLAN II

IV. Land Use Guide

The following section of this Plan begins with a reiteration of our community's goals for land development based on an evaluation of existing physical and environmental conditions and anticipated trends in the areas that might be considered for development. The next portion of this section includes the part of a typical comprehensive plan that most of us think of when we refer to the "Plan," that is, the recommended land uses by planning area. This part of the Plan also includes definitions of the land use designations. It should be noted and reiterated that the land use definitions are intended to be general and, although they may parallel the City's Zoning Code, they should not be interpreted to have the rigor, inclusiveness or legality of a Zoning Code.

The remaining portion of the Plan includes a detailed update and revision of the Planning Area Maps and accompanying land use recommendation charts originally adopted by the City in the first Adjacent Areas Land Use Plan. It is important to note that the recommended uses for each Planning Area are not listed in any priority order. The Plan concludes with a listing of "recommended" revisions to Comprehensive Development Plan II. As noted above because the current and anticipated land use pattern has not changed significantly within Newark since the adoption of Plan II in 1987 (or since the adoption of the original Comprehensive Plan in 1965, for that matter), there are few suggested changes here. That is, Comprehensive Development Plan II's background and support information and land use guidelines are reaffirmed here, as revised and refined based on the best available snapshot of the future.

Our Community's Land Development Goals

Our community's updated land development goals are listed below. Because these goals are not in priority order, they are intended to have relatively equal weight and should be considered together as Newark's vision for land areas included within this plan. The goals are as follows:

- To preserve and protect our natural environment.
- To maintain and upgrade our residential neighborhoods.
- To expand housing opportunities for future Newarkers.
- To encourage high quality business and industrial growth.

- To improve our local transportation system.
- To provide adequate open space and recreational opportunities.
- To encourage and foster civic beauty.
- To preserve historic properties.
- To ensure an adequate and safe water supply.
- To maintain municipal facilities.
- To maintain adequate municipal revenues.
- To encourage and foster citizen participation in the land use regulatory process.
- To limit, insofar possible, unattractive sprawl development that unnecessarily disperses services and utilities and increases traffic congestion.

Review Procedures

As noted above in this Plan's Introduction, development submittals conforming to the following land use recommended guidelines will be evaluated the Planning Department, with the assistance of the City management and operating departments, in terms of existing site conditions, stormwater management, erosion and sediment control, traffic impact, site design, zoning requirements and, where applicable, architectural and historic building review. Because Newark is a full-service City, depending upon the nature and scope of the development, project review also will include an analysis of water availability, sanitary sewer capacity, electric service, ease of trash collection and site design for snow removal. Other City services, parks and recreation and police services, for example, may also be discussed. In addition, for large projects the Planning Department utilizes its Fiscal Impact Model to measure the fiscal impact of the development on the City's finances.

Land Use Definitions

This Plan makes use of several generalized land use designations. These designations are essentially the same as those utilized in Comprehensive Development Plan II. The land use designations follow:

RESIDENTIAL*

Single-Family Residential (Low Density)

Areas designated for dwellings occupied by one family, primarily single family detached with overall densities of one to three dwelling units per acre. Single family detached and semi-detached neo-traditional development may be permitted, taking into account, among other things, natural site features, improved access and circulation patterns, additional open space and recreation areas.

Single-Family Residential (Medium Density)

Areas designated for dwellings occupied by one family, either detached, semi-detached, or townhouses, with overall densities of four to ten dwelling units per acre. Neo-traditional development may be permitted under the same circumstances as noted above.

Multi-Family Residential (Medium to High Density)

Areas designated for dwellings designed for and occupied by more than one family, living independently of each other in apartments, condominiums, and townhouses, with a density of 11 to 36 dwelling units per acre.

COMMERCIAL*

Offices

Non-retail business activities, including professional offices and small business offices. These are primarily auto-oriented in suburban areas; residential development can be accommodated very satisfactorily along with, or adjacent to, such areas with appropriate landscaping and site design.

Light Commercial

Small non-food retail stores, personal services, specialty retail shops, and sit-down, low volume restaurants, and professional and business offices that serve nearby residential areas.

Light Commercial (Local Shopping)

Professional and personal services and retail stores, restaurants and similar kinds of neighborhood shopping uses which may be found in limited business, business-residential, or neighborhood shopping districts.

Commercial (Auto-Oriented)

Shopping and commercial uses of all types including retail and service stores, professional offices, personal service establishments, eating establishments, and shopping centers ordinarily included in general business districts with customers, to a large extent, relying on the automobile to patronize these businesses.

Commercial (Pedestrian-Oriented)

The general kinds of retail and service stores, as well as professional offices, personal service establishments, eating establishments, and shopping areas ordinarily included in central business districts with customers, to a lesser extent, relying on the automobile to patronize these businesses.

) INDUSTRIAL*

Manufacturing/Office Research

Light and medium manufacturing, testing laboratories, academic research facilities and related uses, including warehouse and warehouse sales, administrative offices, and limited food services. These facilities are regulated by appropriate performance standards set by the City, the State, and the Federal government. Essentially, smoke, noise and other objectionable characteristics are synonymous with "heavy" industry, while "light" industry usually connotes contemporary styled one or two story buildings attractively landscaped, rarely exhibiting the industrial processes they house. "Medium" industrial uses are somewhat more intensive than "light" industry and, in Newark, typically are those industrial processes permitted in Zoning Code district MI (General Industrial). The modern "medium" industrial facility, however, is normally quite similar to the "light" manufacturing plant in appearance, site design, and environmental impact.

OPEN SPACE

Parkland

) Land reserved as open and undeveloped for active or passive recreation.

Stream Valley

Areas located adjacent to the City's streams and creeks subject to poor drainage and/or occasional flooding. Such areas should be maintained as open space and carefully monitored regarding development decisions. These areas normally coincide with the City's Zoning Code's Open Floodway District.

*Note that professional, administrative and medical offices, churches, schools, nursing homes, funeral parlors, community centers, day care centers, police and fire stations, bed and breakfasts, office research facilities, and similar light industrial uses, and various residential use types may be accommodated very satisfactorily within areas not necessarily designated for such uses, depending upon the specific use involved, site design considerations, proposed site amenities, and the availability of adequate services and facilities. If appropriate, locations considered for this type of "mixed use" development may be reviewed under the City's so-called "neo-traditional" planning regulations, as specified in the Zoning Code's Site Plan Approval specifications. The basic, but not exclusive, goal of this planning approach is the development of sites that integrate residences with work, shopping, recreation and institutional uses, with a premium on design excellence.



PLANNING AREA NO. ONE

Recommended Uses:

- SINGLE FAMILY RESIDENTIAL (MEDIUM DENSITY)
- MULTI-FAMILY RESIDENTIAL (MEDIUM TO HIGH DENSITY)
- STREAM VALLEY
- PARKLAND

Location:

Southwest of City Boundary,
along Casho Mill Road

Existing Uses:

- Farm Field
- Towne Court Apartments
- Wilson Farm

Special Conditions Affecting Development:

- Traffic Volume on Casho Mill Road
- Floodplain; Wetlands
- Wilson Farm is One of Last Significant Open/Stream Valley Areas in or Near City that has Excellent Parkland Potential that Could be Explored Either Through Purchase, if Authorized by Council, or as part of Land Dedication Through Development of part of the Site.

Previous Plan:

- Multi-family Residential
- Single-Family Residential

Rationale For Recommended Uses:

- Developed as Single and Multi-family
- Significant Christina Creek Floodplain -- Inappropriate for Development

Generalized Current County Zoning:

- Apartments
- Suburban Reserve

PLANNING AREA NO. TWO

Recommended Uses:

- COMMERCIAL (AUTO-ORIENTED)
- MANUFACTURING/OFFICE RESEARCH
- STREAM VALLEY

Location:

Along Elkton Road to
Maryland line

Existing Uses:

- Commercial
- DuPont - Stine Labs
- Iron Hill Lumber

Special Conditions Affecting Development:

- Increasing Traffic Volumes on
Elkton Road
- Potential for Newark/Elkton Transit
- Gateway to City

Previous Plan:

- Commercial
- Industrial
- Office Research
- Stream Valley

Rationale For Recommended Uses:

- Developed and Developing as Proposed
- Good Access to Turnpike
- Additional Commercial Development
Should be Closely Regulated to
Minimize Traffic Impact
- Other Uses Appropriately Designed
May be Considered, Taking into
Account Site and Environmental Conditions

Generalized Current County Zoning:

- Industrial
- Neighborhood Commercial
- Single-Family

PLANNING AREA NO. THREE

Recommended Uses:

- SINGLE-FAMILY RESIDENTIAL (LOW TO MEDIUM DENSITY)
- MULTI-FAMILY RESIDENTIAL
- STREAM VALLEY

Location:

West of Ott's Chapel Road,
south of NE Corridor RR,
north of Turnpike; east
of Maryland line

Existing Uses:

- Single Family and Multi-family Residential
- Oak Tree Apartments
- Gore

Special Conditions Affecting Development:

- Floodplain at Tributary to Christina Creek
- May not be Cost Effective to Serve with City Electric

Previous Plan:

- Stream Valley
- Single-Family Residential
- Multi-family Residential
- Light Commercial (Local Shopping)

Rationale For Recommended Uses:

- Developed as Single-Family and Multi-Family

Generalized Current County Zoning:

- Industrial
- Apartments
- Townhouses
- Manufacture/Mobile
- Neighborhood Commercial

PLANNING AREA NO. FOUR

Recommended Uses:

- SINGLE-FAMILY RESIDENTIAL (LOW DENSITY)
- STREAM VALLEY

Location:

West of Arbour Park to Sandy Brae Road,
south of Sandy Brae Industrial
Park to I-95

Existing Uses:

- Single Family Residential
- Church
- Vacant Head Injury Facility
- Anvil Park, Academy Hill,
Summit View

Special Conditions Affecting Development:

- Considerable existing
development
- Severe slopes
- Floodplain
- Traffic Limitations on
W. Chestnut Hill Road
- May Not be Cost Effective
to Serve with City Electric
- Significant Christina Creek Floodplain --
Inappropriate for Development

Previous Plan:

- Single-Family Residential
- Stream Valley

Rationale For Recommended Uses:

- Developing Primarily as
Single-family - Some
Institutional Use Acceptable

Generalized Current County Zoning:

- Single-Family
- Suburban

PLANNING AREA NO. FIVE

Recommended Uses:

- SINGLE-FAMILY (LOW DENSITY)
- STREAM VALLEY
- PARKLAND

Location:

South of City, along Welsh
Tract Road to Turnpike

Existing Uses:

- Scattered Single-Family
- Stream Valley

Special Conditions Affecting Development:

- Floodplain
- Wooded Areas
- Proximity to Turnpike
- May Not be Cost Effective
to Serve With City Electric

Previous Plan: (Old Area No. Six)

- Single-Family
- Stream Valley

Rationale For Recommended Uses:

- Low Density Single-Family
May be Acceptable with Low
Impact on Floodplain, Wooded
Areas
- Significant Christina Creek
Floodplain -- Inappropriate for
Development.

Generalized Current County Zoning:

- Suburban

PLANNING AREA NO. SIX

Recommended Uses:

- SINGLE-FAMILY RESIDENTIAL
- COMMERCIAL (AUTO ORIENTED)
- MANUFACTURING/OFFICE RESEARCH

Location:

South and east of City between
E. Chestnut Hill Road and Diamond
State Ind. Park, and east of
South Chapel Street

Existing Uses:

- Single-Family Residential
- Shopping Center
- Yorkshire
- Robscott Manor
- Industrial

Special Conditions Affecting Development:

- Considerable Existing
Development
- Much of Area Receives
County Sewer Service

Previous Plan: (Old Area No. Seven)

- Single-Family Residential
- Commercial
- Industrial

Rationale For Recommended Uses:

- Developed and Developing
as Proposed

Generalized Current County Zoning:

- Single-Family
- Neighborhood Office
- Suburban
- Industrial
- Commercial Regional

PLANNING AREA NO. SEVEN

Recommended Uses:

- MANUFACTURING OFFICE/RESEARCH
- COMMERCIAL (AUTO ORIENTED)

Location:

East boundary of City at Marrows
Road to tributary to Red Mill Road
between CSX RR and NE Corridor RR

Existing Uses:

- Industrial
- Commercial
- Avon
- FMC
- General Foods

Special Conditions Affecting Development:

- Considerable Existing Development
- Much of Area Receives County
Sewer Service
- Wet Soils Near Tributary
- May not be Cost effective to Serve
with City Electric and Public Works
Services

Previous Plan: (Old Area No. Eight)

- Industrial
- Commercial Regional

Rationale For Recommended Uses:

- Developed and Developing as
Proposed

Generalized Current County Zoning:

- Industrial
- Commercial Regional

PLANNING AREA NO. EIGHT

Recommended Uses:

- SINGLE-FAMILY RESIDENTIAL (MEDIUM DENSITY)
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL (AUTO ORIENTED)
- STREAM VALLEY

Location:

East of City boundary, south of Kirkwood Highway to CSX RR, west of White Clay Creek, between Possum Park Road and Polly Drummond Hill Road

Existing Uses:

- Commercial
- Single-Family and Multi-family Residential
- Stream Valley

Special Conditions Affecting Development:

- Traffic Congestion on Kirkwood Highway
- Floodplain
- Considerable Existing Development
- Much of Area Receives County Sewer Service
- May Not be Cost Effective to Serve with City Electric
- Significant White Clay Creek Floodplain -- Inappropriate Development.

Previous Plan: (Old Area No. Nine)

- Single and Multi-family Residential
- Commercial, Office
- Stream Valley

Rationale For Recommended Uses:

- Developed and Developing as Proposed

Generalized Current County Zoning:

- Single-Family
- Suburban
- Commercial Neighborhood
- Apartments
- Commercial Regional
- Offices
- Suburban Reserve

PLANNING AREA NO. NINE

Recommended Uses:

- SINGLE-FAMILY RESIDENTIAL (LOW TO MEDIUM DENSITY)
- MULTI-FAMILY RESIDENTIAL
- LIGHT COMMERCIAL
- PARKLAND
- STREAM VALLEY

Location:

Northeast of City, between White Clay Creek, Possum Park Road and Chapel Hill

Existing Uses:

- Vacant
- Small Nursery
- Stream Valley

Special Conditions Affecting Development:

- Traffic Congestion on Kirkwood Highway
- Floodplain

Previous Plan: (Old Area No. Ten)

- Light Commercial
- Single-Family Residential
- Stream Valley

Rationale For Recommended Uses:

- Adjacent Area Developed as Proposed
- Excellent Potential for "Neo-traditional" Plan, with Appropriate Safeguards for Community, Environment, and Traffic Flow
- Significant White Clay Creek Floodplain -- Inappropriate for Development

Generalized Current County Zoning:

- Suburban

PLANNING AREA NO. TEN

Recommended Uses:

- SINGLE-FAMILY RESIDENTIAL (LOW DENSITY)
- LIGHT COMMERCIAL
- PARKLAND
- STREAM VALLEY

Location:

Northeast of City to Milford
Crossroads, bounded by Possum
Park Road on east, and White Clay
Creek on south and west

Existing Uses:

- Single-Family Residential
- Commercial

Special Conditions Affecting Development:

- Considerable Existing Development
- Portions of Area receives
County Sewer Service
- May Not be Cost Effective
to Serve with City Electric

Previous Plan: (Old Area No. Eleven)

- Single-Family Residential
- Parkland
- Offices
- Light Commercial
- Stream Valley

Rationale For Recommended Uses:

- Developed and Developing as
Proposed
- Existing light commercial
at Milford Crossroads and
on Possum Park Road
- White Clay Creek -- Inappropriate
for Development

Generalized Current County Zoning:

- Single-Family
- Office Neighborhood
- Commercial Regional

PLANNING AREA NO. ELEVEN

Recommended Uses:

- SINGLE-FAMILY RESIDENTIAL (LOW DENSITY)
- STREAM VALLEY
- PARKLAND

Location:

North of City from Fairfield
Crest to State Park, between
New London and Creek Roads

Existing Uses:

- Scattered Single-Family Residential
- State Parkland

Special Conditions Affecting Development:

- Steep slopes
- Floodplain
- Force Main Required for
Sewer Service

Previous Plan: (Old Area No. Twelve)

- Single-Family Residential and
State Parkland

Rationale For Recommended Uses:

- Adjacent Area Developed as
Proposed
- Potential for "Neo-traditional"
Plan, with Appropriate Safeguards
for Community, Environment and
Traffic Flow
- Significant White Clay Creek
Floodplain -- Inappropriate
for Development

Generalized Current County Zoning:

- Single-Family
- Suburban Reserve
- Office Neighborhood

PLANNING AREA NO. TWELVE

Recommended Uses:

- SINGLE-FAMILY RESIDENTIAL (LOW DENSITY)
- STREAM VALLEY
- PARKLAND

Location:

Northwest of City from Christianstead to Maryland/PA line

Existing Uses:

- Single-Family Residential
- Covered Bridge Farms
- Stream Valley

Special Conditions Affecting Development:

- Floodplain
- Considerable Existing Development
- Some Problems with Existing Septic Systems
- Steep Slopes
- Narrow Roads-No Curbs
- Drainage Requirements
- May not be Cost Effective to Serve With City Electric

Previous Plan: (Old Area No. Thirteen)

- Single-Family Residential
- Light Commercial
- Stream Valley

Rationale For Recommended Uses:

- Adjacent Area Developed as Proposed
- Some Potential for "Neo-traditional" Plan, with Appropriate Safeguards for Community, Environment and Traffic Flow
- Christina Creek Floodplain -- Inappropriate for Development

Generalized Current County Zoning:

- Single-Family

PLANNING AREA NO. THIRTEEN

Recommended Uses:

- SINGLE-FAMILY RESIDENTIAL (LOW DENSITY)

Location:

Christina Manor area west of
City limits

Existing Uses:

- Single-Family Residential
- Light Commercial

Special Conditions Affecting Development:

- Narrow Main Roadway
(Valley Road); Other Narrow Roads-No Curbs
- Considerable Existing Development
- Steep Slopes
- Wet Soils
- Extension of City Utilities
will be Costly
- Some Problems with Existing
Septic Systems
- Drainage Requirements

Previous Plan: (Old Area No. Fourteen)

- Single-Family Residential with
"PUD" at Barksdale Road

Rationale For Recommended Uses:

- Developed and Developing as
Proposed

Generalized Current County Zoning:

- Single-Family

CITY OF NEWARK
DELAWARE

THE COMPREHENSIVE PLAN

NEWARK ADJACENT AREAS LAND USE PLAN II
AND
AN UPDATE OF NEWARK COMPREHENSIVE DEVELOPMENT PLAN II

Comprehensive Development Plan II -- Revisions to "Recommended Uses"

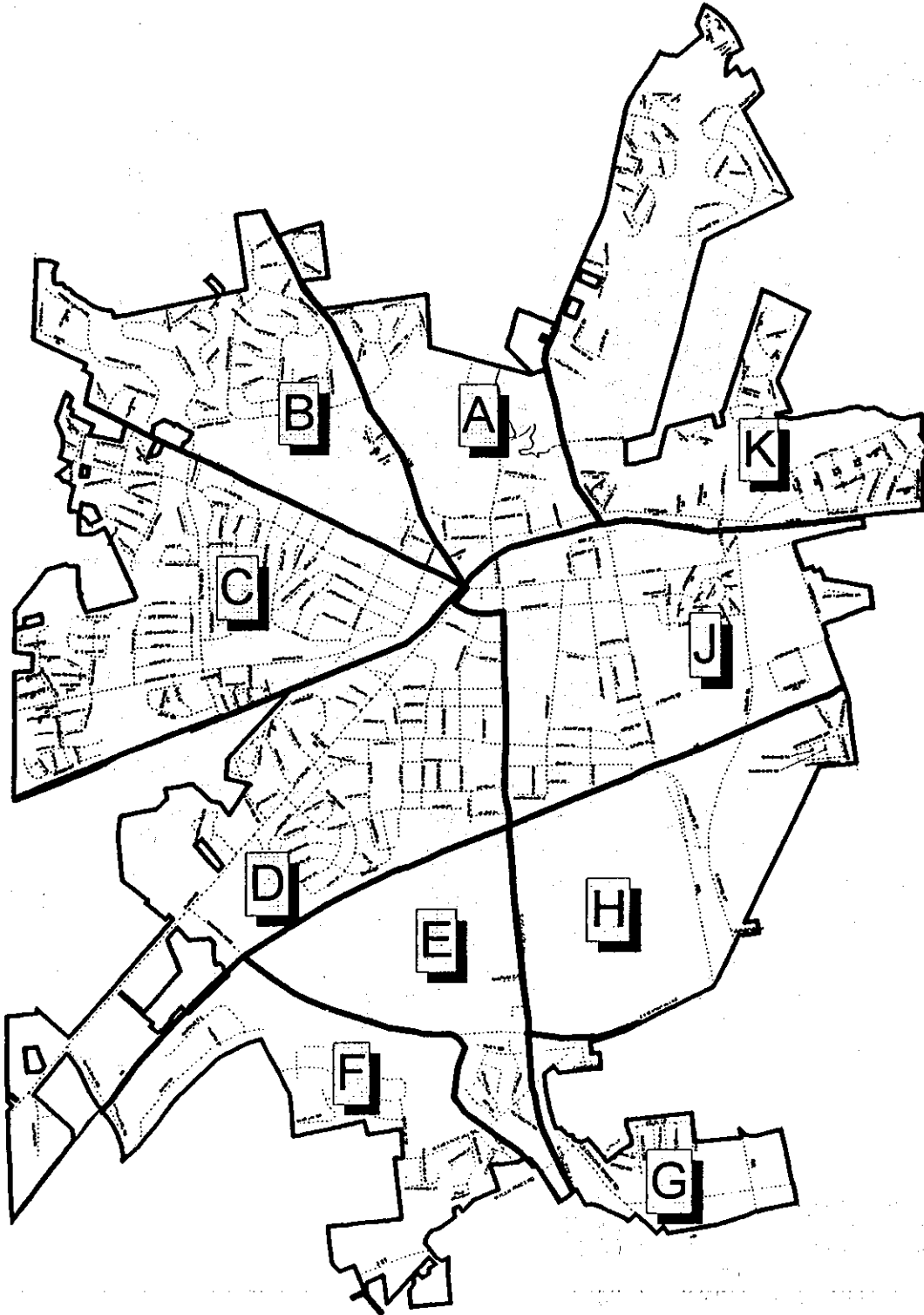
The "Recommended Uses" portion of Comprehensive Development Plan II is readopted and updated in this Plan. The updates of recommended uses are listed below by "Planning Section." Comprehensive Development Plan II divided the City into ten planning sections ("A, through K," with "I," not used for clarity purposes). The land use category definitions used in Plan II used here are the same as those previously applied in the Adjacent Areas Land Use Plan. The same comments regarding the general categories of land uses and the "guideline" nature of the recommended uses also noted above continue to apply.

The recommended use updates accompanying Planning Section maps follow. Please note that only the changed areas within each section are described in the tables and indicated on the maps.



PLANNING SECTIONS

0 0.7 Miles

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PLANNING SECTION A

- LOCATION: Curtis Paper Company Site.
COMPREHENSIVE PLAN II USE: Manufacturing Office/Research.
UPDATED USE: Parkland.
COMMENT: The City has acquired the Old Curtis Paper Company Site. The City Water Treatment Plant is located in the west portion of this area. The City is currently reviewing the possibility of using the salvageable portion of the vacant Curtis Paper Mill buildings for indoor recreation and related community uses.

- LOCATION: Near northwest corner of North Chapel Street and Cleveland Avenue.
COMPREHENSIVE PLAN II USE: Light commercial (local shopping).
UPDATED USE: Parkland.
COMMENT: The City has acquired this site for Parkland.

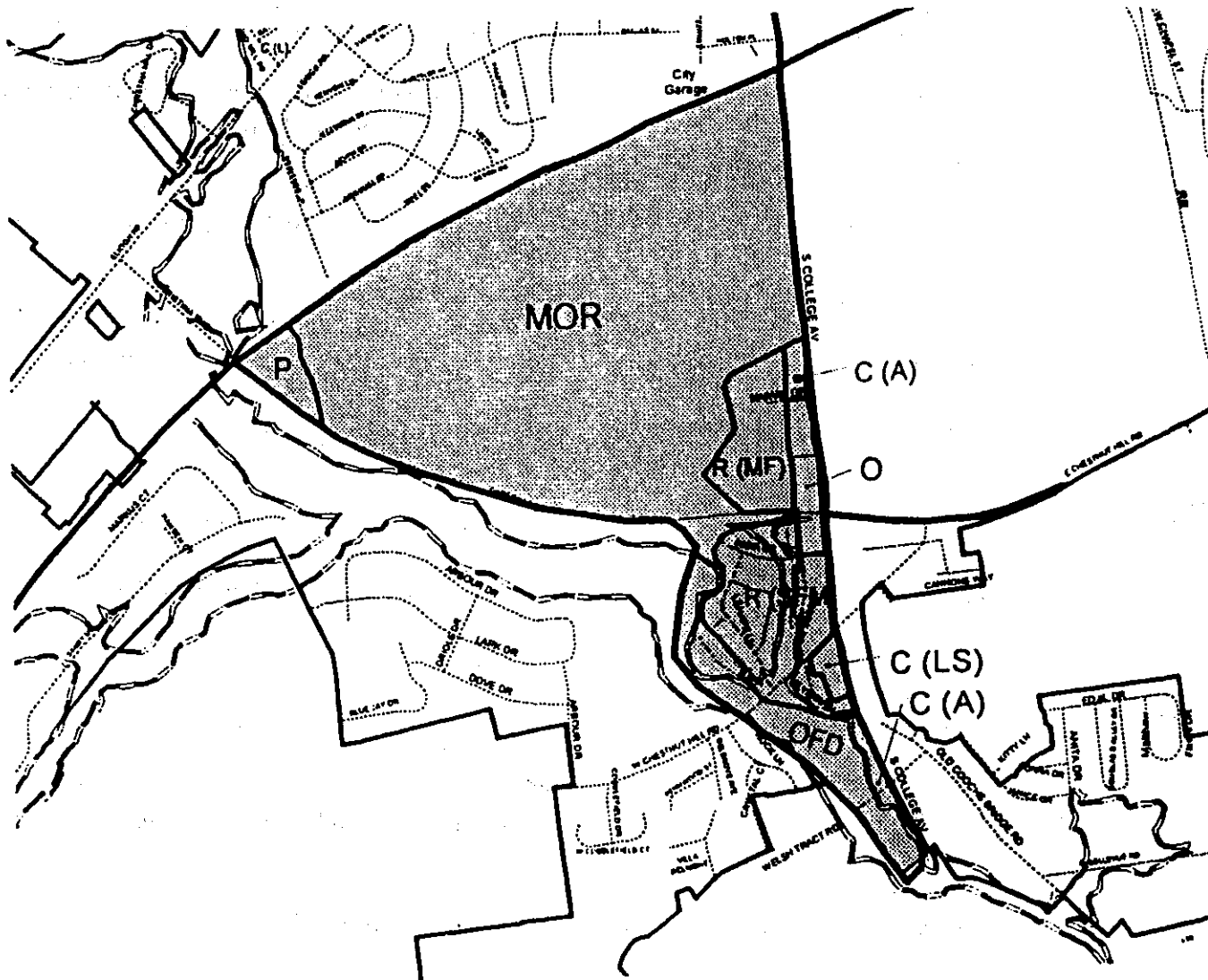
PLANNING SECTION B

- **LOCATION:** Southeast corner of New London Road and Country Club Drive.
- COMPREHENSIVE PLAN II USE** Multi-family residential.
- UPDATED USE:** Commercial (local shopping).
- COMMENT:** Developed as shown.

PLANNING SECTION C

- LOCATION: Southeast corner of Barksdale Road and Casho Mill Road.
- COMPREHENSIVE PLAN II USE: Offices.
- UPDATED USE: Single family residential (medium density).
- COMMENT: Developed as shown.

0

76

PLANNING SECTION E

No change.

PLANNING SECTION F

- LOCATION: North of Delaware Turnpike, South of Independence Way and south of Highfield Drive.

COMPREHENSIVE PLAN II USE: Manufacturing Office/Research.

UPDATED USE: Multi-family residential and parkland.

COMMENT: Developed as shown with private open space.

- LOCATION: "Folk" property off Welsh Tract Road south of Cobblefield.

COMPREHENSIVE PLAN II USE: Manufacturing Office/Research and multi-family residential.

UPDATED USE: Parkland.

COMMENT: City purchased land as parkland.

PLANNING SECTION G

No change.

PLANNING SECTION H

- **LOCATION:** "Triangle" parcel south and east of Library Avenue.
- COMPREHENSIVE PLAN II USE:** Manufacturing Office/Research.
- UPDATED USE:** Single family residential (medium density).
- COMMENT:** Site within Wellhead Resource Protection Area. Potential for adult community at this location in line with adjacent developments.

PLANNING SECTION J

- LOCATION: East side of South Chapel Street, south of East Delaware Avenue.
COMPREHENSIVE PLAN II USE: Manufacturing Office/Research.
UPDATED USE: Multi-family residential.
COMMENT: Developed as shown.
- LOCATION: Downtown.
COMMENT: See Economic Enhancement Strategy for additional details and updated recommended uses.
- LOCATION: Southeast corner of Elkton Road and Main Street.
COMPREHENSIVE PLAN II USE: Commercial (pedestrian oriented).
UPDATED USE: University.
COMMENT: University purchased site for parking garage.
- LOCATION: South Chapel Street, parcel north of Continental Avenue.
COMPREHENSIVE PLAN II USE: Light commercial (local shopping).
UPDATED PLAN: Multi-family residential.
COMMENT: Light commercial (local shopping) no longer appropriate at this location.
- LOCATION: South Chapel Street cul-de-sac, eastside
COMPREHENSIVE PLAN II USE: Multi-family residential.
UPDATED PLAN: Offices; Manufacturing Office/Research
COMMENT: Zoned as shown

PLANNING SECTION K

- LOCATION: Race Street, south of White Clay Creek.
- COMPREHENSIVE PLAN II USE: Manufacturing Office/Research.
- UPDATED USE: Light commercial (local shopping).
- COMMENT: This portion of the Mill at White Clay site developed as shown.